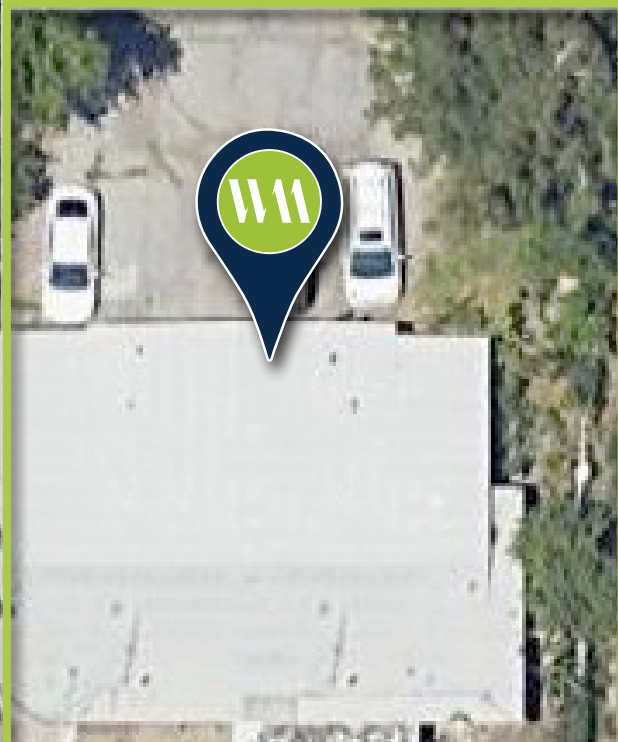


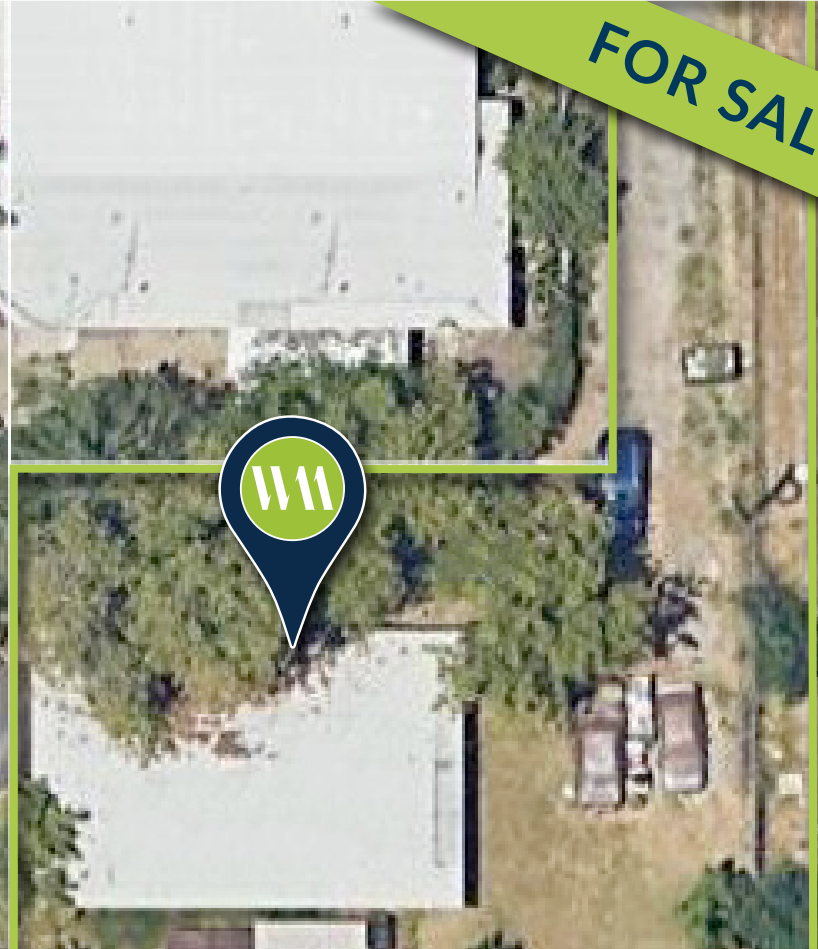
~~TWO DUPLEXES~~ ONE DUPLEX!

SOLD



**1195-1203 E. DAVIDSON ST.
SAN BERNARDINO, CA 92408**

FOR SALE



**PRICE: \$410,000
1205-1207 E. DAVIDSON ST.
SAN BERNARDINO, CA 92408**

STEVE SANCHEZ
EXECUTIVE VICE PRESIDENT
MARINE CORPS VETERAN
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ssanchez@wilson-meade.com
760.485.1033

KATE RUST
EXECUTIVE VICE PRESIDENT
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kate@wilson-meade.com
760.409.1532

WM WILSON MEADE
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Suite 2 | Rancho Mirage, CA 92270

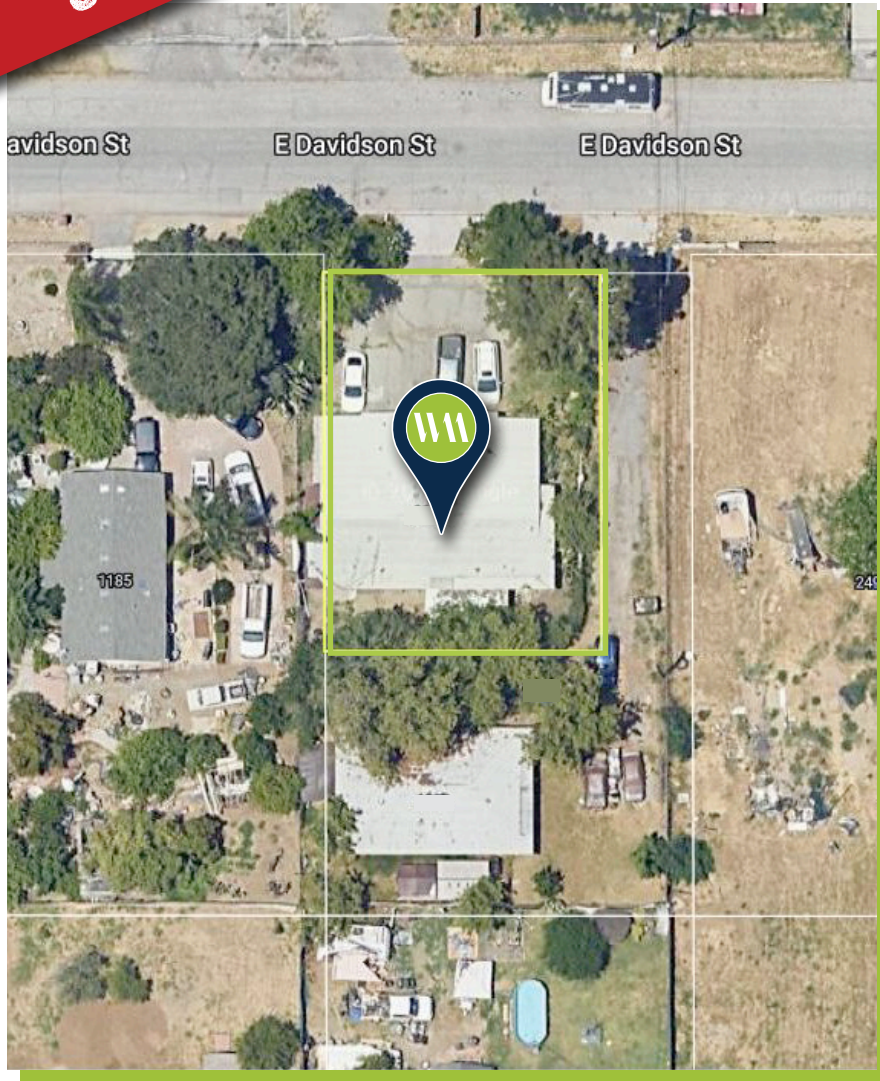
wilson-meade.com

DRE#02051182

PROPERTY OVERVIEW

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408

SOLD



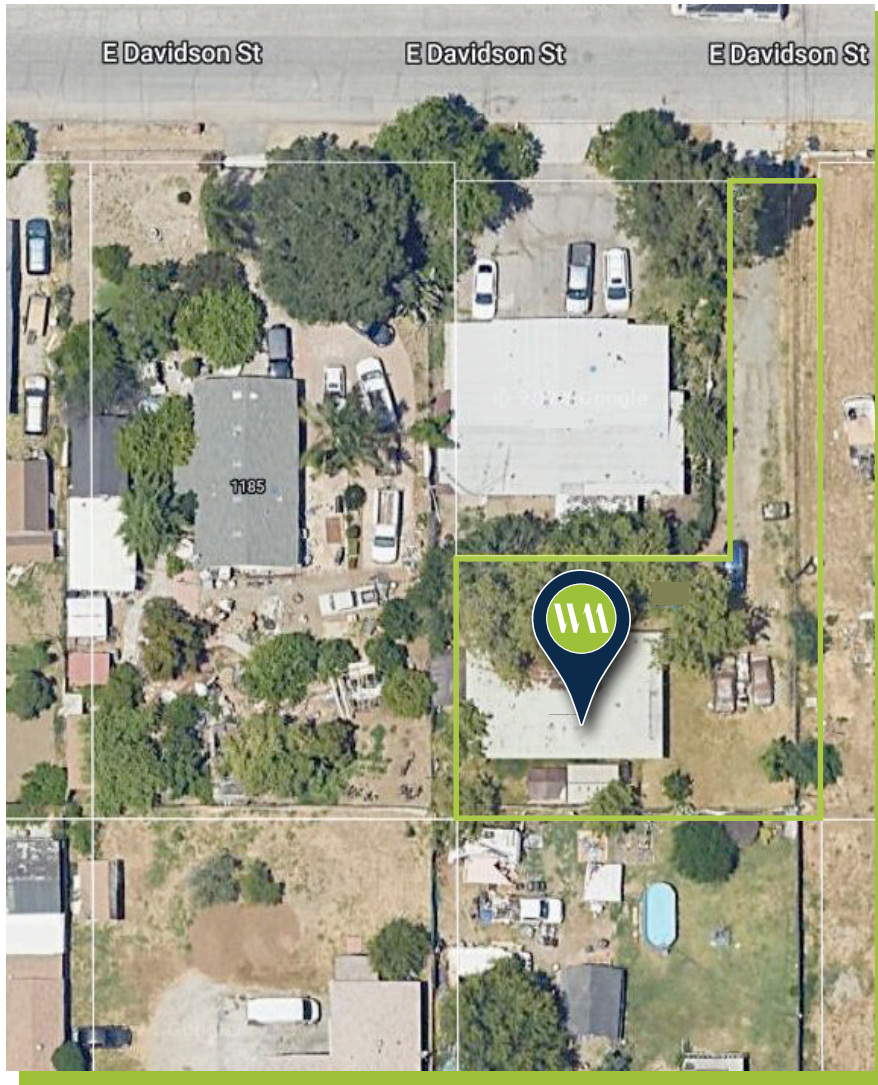
PROPERTY HIGHLIGHTS

STREET ADDRESS:	1195-1203 E. Davidson Street
CITY, STATE, ZIP:	San Bernardino, CA 92408
COUNTY:	San Bernardino
YEAR BUILT:	1960
CLASS:	C
USE:	Duplex
BUILDING SIZE:	1,964 sq. ft. / per assessor
UNIT MIX:	2 - 2 bed/1.5 bath
LAND AREA:	0.17 acres/ 7,300 sq. ft.
PARKING:	Driveway / Parking Area
APN:	0281-132-44-0000

Property is fenced and secured

PROPERTY OVERVIEW

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408



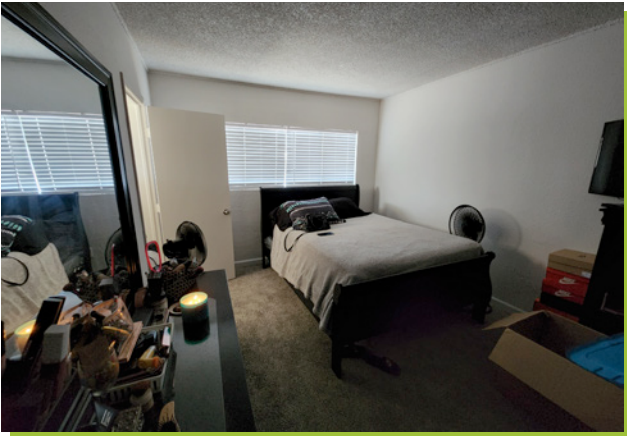
PROPERTY HIGHLIGHTS

STREET ADDRESS:	1205-1207 E. Davidson Street
CITY, STATE, ZIP:	San Bernardino, CA 92408
COUNTY:	San Bernardino
YEAR BUILT:	1960
CLASS:	C
USE:	Duplex
BUILDING SIZE:	1,242 sq. ft. / per assesor
UNIT MIX:	2 - 1 bed/1 bath
LAND AREA:	0.21 acres/ 9,225 sq. ft.
PARKING:	Driveway / Parking Area
APN:	0281-132-45-0000

Property is fenced and secured

PROPERTY PHOTOS

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408



TAX MAP

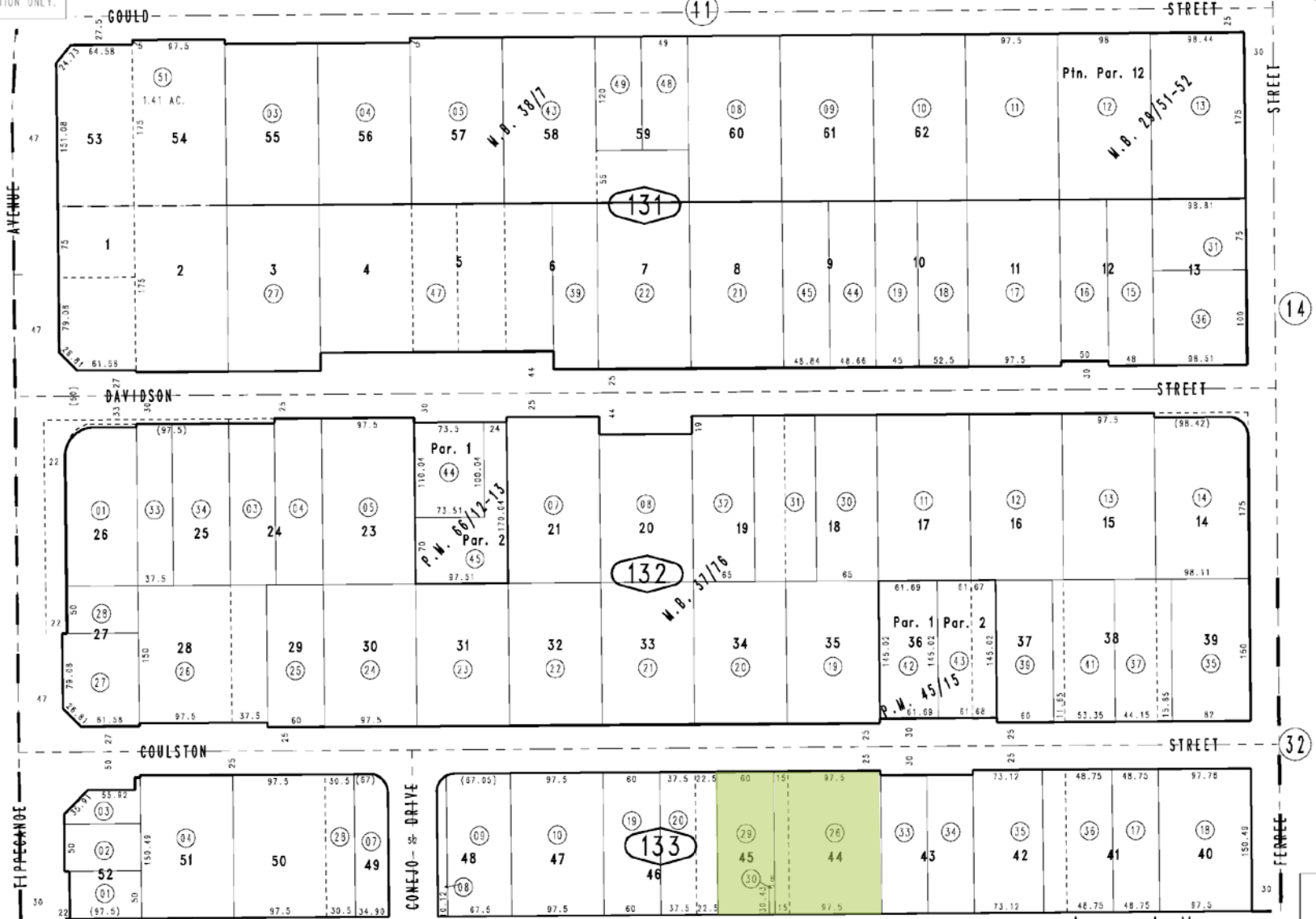
1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Victoria Farms, Unit No. 2, Tract No. 2038, M.B. 29/51-52

City of San Bernardino
Tax Rate Area 7176 0281 - 1



January 2005

Ptn. Loma Linda Ranchos, Tract No. 2702, M.B. 38/7
Loma Linda Ranchos, Tract No. 2661, M.B. 37/76

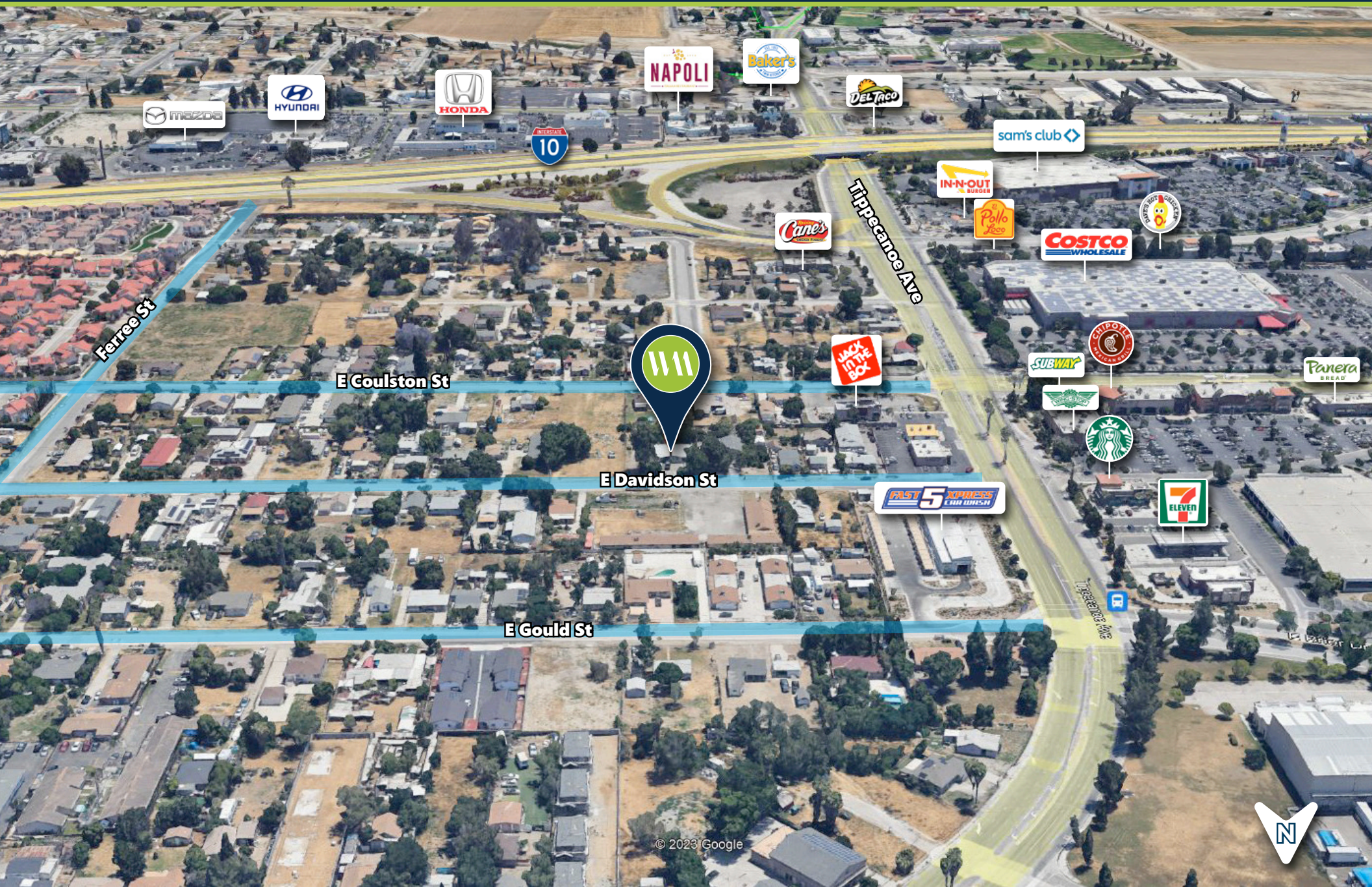
Parcel Map No. 6792, P.M. 66/12-13
Parcel Map No. 4852, P.M. 45/15

Assessor's Map
Book 0281 Page 13
San Bernardino County

REVISED
03/31/16 GW
01/23/16 KC-M
09/11/19 RU

AERIAL MAP

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408



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SALE COMPARABLES

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408

#	PROPERTY ADDRESS	YEAR BUILT	UNITS	SQ. FT.	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	GRM
1	753 W 41st Street San Bernardino, CA 92407	1940	2	1,000	6/13/2024	\$330,000	\$165,000	\$330.00	14.36
2	756 W Olive Street San Bernardino, CA 92410	1925	2	1,246	5/29/2024	\$445,000	\$222,500	\$357.14	15.75
3	2066 Nolan Street San Bernardino, CA 92407	1959	2	1,680	4/8/2024	\$604,000	\$302,000	\$359.52	11.19
4	961 E 2nd Street San Bernardino, CA 92408	1938	2	1,740	3/5/2024	\$330,000	\$165,000	\$189.66	9.65
5	24665 6th Street San Bernardino, CA 92410	1937	2	1,885	2/22/2024	\$525,000	\$262,500	\$278.51	12.87
6	7240 Osbun Road San Bernardino, CA 92404	1952	2	1,961	2/2/2024	\$405,000	\$202,500	\$206.53	21.77
7	289 E 16th Street San Bernardino, CA 92404	1952	2	1,222	1/31/2024	\$385,000	\$192,500	\$315.06	17.34
8	2743 E Street N San Bernardino, CA 92405	1939	2	2,163	1/29/2024	\$590,000	\$295,000	\$272.77	14.05
9	8036 Michael Drive San Bernardino, CA 92410	1950	3	2,634	1/18/2024	\$550,000	\$183,333	\$208.81	13.24
							Average \$221,148	Average \$279.78	Average 14.47

FINANCIAL SUMMARY

1195-1203 and 1205-1207 E. Davidson St.
San Bernardino, CA 92408

RENT ROLL

Unit #	Bed	Bath	Sq. Ft.	Monthly Rent
1195	2	1.5	982	\$2,010
1203	2	1.5	982	\$1,609
1205	1	1	621	\$1,300
1207	1	1	621	\$1,300
Total Monthly Income				\$6,219

*Rents include \$100 per Tenant for Trash and Water

Expenses

Tax (new)	\$11,966
Insurance	\$2,292
Maintenance/Repairs (3%)	\$2,239
Trash	\$1,870
Water	\$3,504
Tree Trim	\$1,200
Fire Extinguisher	\$75
Pest Control	\$600
Capital Reserve (3%)	\$2,239
Total	\$25,985

**Expenses Shown are Combined for Both Duplexes

LIST PRICE

1195-1203		1205-1207	
Sale Price	\$575,000	Sale Price	\$410,000
GRM	13.24	GRM	13.14
Cost Per Unit	\$287,500	Cost Per Unit	\$205,000
Cost Per Sq. Ft.	\$292.77	Cost Per Sq. Ft.	\$330.11

SOLD

YOUR ADVISORS



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Marine Corps Veteran
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Executive Vice President
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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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